

# *Preliminary for Review*

## **MINUTES**

### **STATE BUILDING COMMISSION MEETING**

#### **EXECUTIVE SUB-COMMITTEE**

**JANUARY 22, 2008**

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in the Executive Conference Room, Ground Floor, State Capitol, Nashville, Tennessee.

#### **STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT**

Dave Goetz, Commissioner, Department of Finance and Administration  
John Morgan, Comptroller of the Treasury  
Dale Sims, State Treasurer  
Riley Darnell, Secretary of State

#### **OTHERS PRESENT**

Mike Fitts, State Architect  
Georgia Martin, State Architect's Office  
Charles Garrett, Real Property Administration  
Jurgen Bailey, Real Property Administration  
Janie Porter, Attorney General's Office  
Genie Whitesell, Attorney General's Office  
John Carr, Finance & Administration  
Jerry Preston, Tennessee Board of Regents  
Bob King, Real Property Administration  
Russ Deaton, THEC  
O.W. Higley, THEC  
Bob Bumbalough, Dept of Safety  
Mike Baumstark, Environment and Conservation  
Annette Crutchfield, Legislative Budget  
Cindy Liddell, Bond Finance  
Pat Haas, Bond Finance  
Karen Hale, Comptroller's Office  
Robert Greene, Education  
Deborah Boshears-Davis, Education  
Mark Buchanan, EMC Structural Engineers  
Anne Martin, Real Property Administration  
Mark Wood, Secretary of State's Office  
John Mullinix, Fentress County Executive

Angela York, York Agricultural Institute  
George York, York Agricultural Institute  
Richard Tune, TN Historical Commission  
Randal Williams, York Agricultural Institute  
Dan Brown, Tennessee Preservation Trust  
Dr. Michael Birdwell, York Agricultural Institute  
Representative Henry Fincher  
Ralph Mickle, Mental Health and Developmental  
Disabilities  
Joseph White, citizens  
Murray Crow, Environment and Conservation  
John Gregory, Tennessee Wildlife Resources  
Agency  
Alvin Payne, University of Tennessee

Comptroller Morgan called the meeting to order at 10:42 a.m. and requested action on the following matters as presented by State Architect Mike Fitts.

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### CONSENT AGENDA

Approved the following real property transactions, which have been reviewed and recommended for approval by Sub-Committee staff (lead sheets on pages 17-26):

- A. Agency: Tennessee Board of Regents – Rutherford County  
Transaction: Acquisition in Fee
- B. Agency: Tennessee Board of Regents – Shelby County  
Transaction: Acquisition in Fee
- C. Agency: Tennessee Board of Regents – Shelby County  
Transaction: Acquisition in Fee
- D. Agency: Tennessee Board of Regents – Shelby County  
Transaction: Acquisition in Fee
- E. Agency: Tennessee Board of Regents – Shelby County  
Transaction: Lease Agreement
- F. Agency: Department of Environment & Conservation – Stewart County  
Transaction: Acquisition by Easements
- G. Agency: Department of Environment & Conservation – Hamilton County  
Transaction: Lease Agreement  
Provision: Waiver of advertisement & Appraisals
- H. Agency: Tennessee Wildlife Resources Agency – Blount County  
Transaction: Acquisition in Fee
- I. Agency: Tennessee Wildlife Resources Agency – Hamilton County  
Transaction: Disposal by Easement  
Provision: Waiver of Advertisement & Appraisals
- J. Agency: Tennessee Wildlife Resources Agency – Williamson County  
Transaction: Demolition of 5 Structures – College Grove  
Provision: SBC Project No. 220/018-01-2008

## DEPARTMENT OF EDUCATION

### ALVIN C. YORK INSTITUTE, JAMESTOWN, TENNESSEE

- 1) Charles Garrett stated that the SBC had referred to the Subcommittee, with authority to act, a request for approval of a project and acknowledgment of the source of funding for **Original High School Demolition** at Alvin C. York Institute, Jamestown, and selection of a designer to design and supervise the project.

Assistant Commissioner Robert Greene was recognized who stated that recent inspections at Alvin C. York Institute had raised serious concerns over safety. After being told the front wall could fall at any time, he said that a fence was installed and the students moved out of the adjacent building, which was in the fall area, should the vacant building fall. Meanwhile, different possibilities had been looked at to include renovation of the old high school or replacement in the Master Plan. He said if the recommendation is to save the building, York would have to have temporary classrooms, plus deal with the hazardous materials issue. Charles Garrett asked Commissioner Greene if, in past budgets, the Department has requested money to do anything to the building. Deborah Davis responded that \$800,000 had been requested for planning in previous years, and that they were requesting \$1.4 million in the 08/09 budget to stabilize the building.

Mark Buchanan, with EMC Structural Engineers, was recognized. He stated that they were not comfortable with "temporary shoring" of the building, which would last for weeks, not years. He said another issue was the hazardous materials, and that part of the \$500,000 estimate for stabilization was to clean up that immediate area. Treasurer Sims asked if the front wall was the only portion of the structure that is in danger of falling down in two years. Mr. Buchanan responded "yes" but, as with age, "the curve starts moving very fast toward the end." Treasurer Sims said that investing \$500,000 is not an iron-clad guarantee that further stabilization won't be needed, and was told "that's correct". Treasurer Sims asked if there was a different standard of building codes for gathering places vs. academic places, and if the building was renovated as classrooms, could it meet codes. Mr. Buchanan responded that renovations would meet current codes.

Secretary of State Darnell stated that, after looking at the pictures, it was obvious the building would have to be gutted and everything torn out. He said that a Master Plan would address the need for school space, and that the process of evaluation is underway. Comptroller Morgan asked about space needs, and Commissioner Greene replied that the classrooms are full, and they need a larger cafeteria and kitchen. Secretary of State Darnell confirmed that it would be feasible to save the brick from this building and utilize it on a new building.

Several supporters of the project were recognized and spoke passionately in favor of saving the building, including descendants of Alvin York, Legislators, and the County Executive for Fentress County. State Representative Henry Fincher stated that a case could be made either way—to replace or to renovate—but he hoped that the Subcommittee would look higher than the numbers in the engineering report. He said that it came down to a mild percentage increase of about \$600,000 for renovation of the old building, but involves saving the most important school building in the state.

When looking at bricks and mortar, and dollars and cents, Representative Fincher said he hoped the Subcommittee would factor the importance of the building into the budget as well.

Secretary of State Darnell said he needed to clarify that the Subcommittee does not have authority to appropriate money, and that the needed funds do not exist today. He said that the dollars may materialize, but the Subcommittee is limited to what authority they have. Treasurer Sims agreed that finance shouldn't drive everything. Commissioner Goetz said he understood their desire to support the legacy of Alvin York. He added that the State supports and pays for the operation of the high school and that was something done for no other County. He stated that he hasn't heard anything from the community as far as what they planned to contribute, and didn't think it was fair to put the entire burden on the State.

Treasurer Sims summarized the discussion. He stated that the students have been moved out of danger, and there is a Master Plan in process. He said, assuming the building is stabilized, he made a motion to defer action for 90 days to get a clear feel of the budget, find out what the needs are from the master plan, and determine the community's support. Commissioner Goetz raised the point about local support.

Mr. Mullinix asked for an opportunity to see if some kind of solution could be worked out. Comptroller Morgan asked Charles Garrett to set up a meeting with staff and others to see what could be done. Several of the supporters offered suggestions of creating revenue (Roane State Community College, Heritage Tours, the lottery, Preservation Trust). Treasurer Sims offered the quote that "nothing focuses a mind like a good hanging". Commissioner Greene mentioned the need for portable classrooms should the decision be made to save the building. Treasurer Sims suggested that perhaps the County will help with the portables.

George Edward York and others expressed their gratitude for being heard. Comptroller Morgan stated that he would like the study group to convene as quickly as possible. Treasurer Sims amended his motion to reflect 120 days to allow time for adequate study including any grant writing/receiving. The motion was seconded, and passed without objection.

**Estimated Project Cost:       \$500,000.00**  
*SBC Project No.           168/001-01-2008*

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UNIVERSITY OF TENNESSEE

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: Davidson County: 226 Capitol Blvd, Nashville TN. -- Trans. No. 08-01-901 (BB)

Purpose: Amendment to increase space at the current rate and extend lease an additional five (5) year term at the end of the current lease term with an increased annual cost of .50/sf.

Term: Space increase effective March 1, 2008. Current term expires August 31, 2009.  
Extension: September 1, 2009 thru August 31, 2014 (5 yrs)

Proposed Amount of Space Increase	<u>31,284 Square Feet</u>		
3/1/08 to 8/31/09:	Annual Contract Rent Incl.		
	Utility & Janitorial Cost:	<u>\$422,334.00</u>	<u>@\$ 13.50/sf</u>
	Total Annual Effective Cost:	<u>\$422,334.00</u>	<u>@\$ 13.50/sf</u>

Proposed Amount of Lease Extension	<u>31,284 Square Feet</u>		
9/1/09 to 8/31/14:	Annual Contract Rent Incl.		
	Utility & Janitorial Cost:	<u>\$437,976.00</u>	<u>@\$ 14.00/sf</u>
	Total Annual Effective Cost:	<u>\$437,976.00</u>	<u>@\$ 14.00/sf</u>

Current Amount:	<u>30,238 Square Feet</u>		
	Annual Contract Rent Incl.		
	Utility & Janitorial Cost:	<u>\$408,216.00</u>	<u>@\$ 13.50/sf</u>
	Total Annual Effective Cost:	<u>\$408,216.00</u>	<u>@\$ 13.50/sf</u>

FRF Rate: \$18.00 per square foot

Lessor: Tennessee Municipal League

Comment: Additional space will be used for an Economic Development Specialist, a Jail Management Consultant, and a Municipal Finance Consultant.

SSC Report: 01-14-08. Bob King summarized the transaction. Alvin Payne stated the importance of this lease and the need to be in the downtown area. Staff referred to Sub-Committee for discussion.

SC Action: 01-22-08. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

UNIVERSITY OF TENNESSEE

LEASE ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER OF ADVERTISEMENT AND APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Knox County: 1501 Pat Head Summitt Street, 220 Terrace Avenue, 2008 Terrace Avenue, and 0 Kingston Pike in Knoxville, TN. -- Trans. No. 07-12-021 (AM)</u>
Purpose:	Approval of the Template Lease for use with each of the listed fraternity and sorority Chapters including reasonable Addendums with wavier of advertisement.
Term:	Fifty (50) years, with one (1) fifty (50) year option to renew.
Amount:	Lease payments shall include debt service, operation and maintenance services (performed by the University), maintenance reserve fund, insurance, utilities, computer network services, and other expenses for which the University should be reimbursed. Land rental payments will not be required by the University. Each Chapter shall accrue an equity interest in the property improvements as determined by an independent appraisal.
Lessee:	Fraternity House Corporation
Comment:	The University proposes to construct new and renovate existing fraternity houses at Fraternity Park and construct new sorority houses at Sorority Village. In 1964 the University leased land at Fraternity Park allowing fraternities to construct and/or occupy their respective houses. These houses now require extensive renovations. Sorority Village will be a new development. Sororities are currently located in the University's Pan-Hellenic Building which is antiquated and no longer meets the needs of the sororities.
SSC Report:	01-14-08. Jurgan Bailey summarized the transaction. Attorney General and Bond/Finance Dept. have reviewed and approved the template lease. Staff referred to Sub-Committee with recommendation.
SC Action:	01-22-08. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

**TENNESSEE BOARD OF REGENTS**

**LAND ITEM**

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<b><u>Shelby County: .18 +/- acres improved with a 1,574 sf +/- house, 432 Highland Street, Memphis, TN. -- Trans. No. 07-02-004 (BW)</u></b>
Purpose:	Acquisition in fee for future campus expansion per the University of Memphis Master Plan. The property will be rented or used for University office space until needed.
Source of funding:	Local Funds / Land Acquisition Funds
Estimated Cost:	Fair Market Value
Owner(s):	Randall J. Lavangie
SSC Report:	3-12-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	3-26-07 Sub-Committee approved the transaction as presented.
Further Approval Requested:	Request for approval to pay more than fair market value. Owner requests selling price of \$150,000.00, which is \$25,000.00 or 20% over the appraised value of \$125,000.00.
SSC Report:	01-14-08. Jurgen Bailey summarized the transaction. Jerry Preston stated that this property is a key strategic acquisition for University of Memphis. It is located at the planned new grand entrance for the University. Jerry Preston stated the average value of the appraisals of comparable homes in the area is \$151,000.00. Staff referred to Sub-Committee with recommendation.
SC Action:	01-22-08. Charles Garrett presented the transaction. Jerry Preston stated that he believed they were paying right at market value. After discussion, Subcommittee approved the request as presented.

**DEPARTMENT OF SAFETY**

**LEASE AGREEMENT**

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: **Fayette County: Beau Tisdale Drive in Oakland, TN. -- Trans. No. 06-07-913 (AL)**

Purpose: To provide office space for county operations

Term: January 1, 2009 thru December 31, 2018 (10 yrs)

Proposed Amount: 6,300 Square Feet

Annual Contract Rent:	\$106,800.00	@\$16.95/sf
Est. Annual Utility Cost:	\$ 8,820.00	@\$ 1.40/sf
Est. Annual Janitorial Cost:	<u>\$ 6,930.00</u>	<u>@\$ 1.10/sf</u>
Total Annual Effective Cost:	\$122,550.00	@\$19.45/sf

Current Amount: 2,400 Square Feet

Annual Contract Rent:	\$ 28,800.00	@\$12.00/sf
Est. Annual Utility Cost:	\$ 3,360.00	@ \$ 1.40/sf
Est. Annual Janitorial Cost:	<u>\$ 2,640.00</u>	<u>@\$ 1.10/sf</u>
Total Annual Effective Cost:	\$ 34,800.00	@\$14.50/sf

Type: New Lease – Advertised – Received two (2) proposals from two (2) proposers.

FRF Rate: \$14.00 per square foot

Purchase Option: Negotiable

Lessor: Pedigo-Oakland Properties

Comment: Build to suit facility will house both Drivers License Issuance and Tennessee Highway Patrol. Ten year lease with 180 day cancellation after the fifth year.

SSC Report: 01-14-08. Bob King summarized the transaction. Finance and Administration approves the high cost due to the increase of cost to build a new facility. Facility would accommodate for the Real ID Act for drivers license if it passes. Staff referred to Sub-Committee with recommendation.

SC Action: 01-22-08. Charles Garrett presented the transaction and confirmed that an option to purchase would be included at whatever term they decided. Subcommittee approved the request as presented.



**DEPARTMENT OF ENVIRONMENT & CONSERVATION**

**LAND ITEM**

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property WAIVER of APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: **Hamilton County: Harrison Bay State Park, Harrison, TN. -- Trans. No. 07-12-019 (FB)**

Purpose: Request for public solicitation for bids on lease agreement with longer term.

Term: Five (5) years, with five (5) successive options of one (1) year each.

Comments: The restaurant at Harrison Bay State Park is currently operated by a private party under a three (3) year license agreement that expires February 28, 2008. Under this agreement the lessee pays \$801.00 monthly rent and the cost of utilities. A five (5) year lease agreement with extension options would be mutually beneficial, providing consistent, quality service for park guests and giving the lessee a better investment opportunity.

SSC Report: 01-14-08. Jurgen Bailey summarized the transaction. This lease will be subject to TCA 11-3-111. Staff referred to Sub-Committee with recommendation.

SC Action: 01-22-08. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

**DEPARTMENT OF HUMAN SERVICES / TVTC**

**LEASE AGREEMENT**

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: **Putnam County – Summerfield Road, Cookeville, TN – Trans. No. 07-09-906**

Purpose: To provide office/shop/warehouse space for Tennessee Vocational Rehab Center

Term: July 1, 2008 thru June 30, 2018 (10 yrs.) Option to renew for 10 yrs. with reduce rate.

Proposed Amount:	<u>20,500 Square Feet</u>		
	Annual Contract Rent:	\$241,404.00	@\$11.78/sf
	Est. Annual Utility Cost:	\$ 28,700.00	@\$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 22,550.00</u>	<u>@\$ 1.10/sf</u>
	Total Annual Effective Cost:	\$292,654.00	@\$14.28/sf

Current Amount:	<u>9,504 Square Feet</u>		
	Annual Contract Rent Incl. Janitorial Cost:	\$39,500.00	@\$4.16/sf
	Est. Annual Utility Cost:	<u>\$13,306.00</u>	<u>@\$1.40/sf</u>
	Total Annual Effective Cost:	\$52,806.00	@\$5.56/sf

Type: New Lease – Negotiated

FRF Rate: \$18.00 per square foot

Lessor: Putnam County Executive

Comment: This lease was previously approved by SBC 9/27/07. Lessor has not signed original lease and wishes to make the following modifications: 1) Remove paragraph 15 clause Termination for Convenience, and 2) Paragraph 12A, lessor will not be responsible for providing light bulbs and air filters.

SSC Report: 11-13-07. Bob King summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 11-19-07. Subcommittee approved the request as presented.

**Department of Human Services – continued:**

Further Approval

Requested: Previously approved modified lease has not been returned signed by the lessor. Request to increase funding \$303,500.00 to be paid over the ten (10) lease term. Site preparation costs are higher than anticipated due to the discovery of an underground spring. This would be an increase of \$1.48/sf, resulting in Annual Contract Rent of \$271,754.00 @ \$13.26/sf and Total Annual Effective Cost of \$323,004.00 @ \$15.76/sf.

Comment: Funding will be 30% local and 70% federal.

SSC Report: 01-14-08. Bob King summarized the transaction. Suzanne Hilgadiack & Jerry Barlar stated the importance of the transaction and explain about how the funding is done through the local (County/City) and Federal Government. Staff referred to Sub-Committee with recommendation.

SC Action: 01-22-08. At Charles Garrett's request, the item was deferred.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Washington County: .3 +/- acres located in Johnson City, TN. Trans. No. 07-12-017(RJ)</u>
Purpose:	To provide additional road frontage for a lake access site on Boone Lake. This is a part of suit settlement between the State and the landowner. The Attorney General's opinion is that completion of this transaction would end all issues. TWRA has agreed to pay all costs of receiving this gift.
Funding:	TWRA
Estimated Cost:	Gift
Owner(s):	Ricky Whetsell
SSC Report:	01-14-08. Jurgen Bailey summarized the transaction. Charles Harrison asked if there was a compromise settlement agreement to settle this boundary issue. John Gregory stated he would discuss with Attorney's General Office. Staff referred to Sub-Committee for discussion.
SC Action:	01-22-08. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

**TENNESSEE WILDLIFE RESOURCES AGENCY**

**LAND ITEM**

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<b><u>Haywood County: 684 +/- acres located in Stanton, TN. --Trans. No. 07-12-008(RJ)</u></b>
Purpose:	Land to be used for wildlife recreation. Area is to be reforested to create the needed habitat in this highly agricultural area.
Funding:	TWRA
Estimated Cost:	Gift
Owner(s):	Tennessee Wildlife Resources Foundation, Inc.
Comments:	Land is currently a wetland mitigation bank and all responsibility of creating the bank currently belongs to Tennessee Wildlife Resources Foundation and will continue to after the property transfer. The Foundation will also retain any mitigation credits released after the required monitoring period.
SSC Report:	01-14-08. Jurgen Bailey summarized the transaction. John Gregory stated that 50-75 acres doesn't qualify for mitigation credits. Property will be re-forested in the future and cost of maintenance is very low. Staff referred to Sub-Committee with recommendation.
SC Action:	01-22-08. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

**DEPARTMENT OF MENTAL HEALTH &  
DEVELOPMENTAL DISABILITIES**

**LAND ITEM**

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property WAIVER APPRAISALS & ADVERTISEMENT as required by TCA 4-15-102 and 12-2-12.

Description:	<u>Knox County: 1.679 +/- acres composed of 1.122 +/- acres permanent utility easement and .557 +/- acres permanent storm drainage easement. Located at Lakeshore Mental Health Institute in Knoxville, TN. Trans. No. 07-12-018 (FB)</u>
Purpose:	Grant a utility and storm drainage easement for construction of a new YMCA facility.
Estimated Sale Price:	Grant for public purpose
Grantee:	City of Knoxville
SSC Report:	01-14-08. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee with recommendation.
SC Action:	01-22-08. At Charles Garrett's request, the item was deferred.

DEPARTMENT OF FINANCE AND ADMINISTRATION  
for  
MENTAL RETARDATION SERVICES

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, WITH WAIVER of REAL ESTATE MANAGEMENT FEE in the required interest in the following real property:

Description:	<u>Greene County: 2.10 +/-acres, Meadowbrook Road, Alton, TN. -- Trans. No. 07-08-011 (JB)</u>
Purpose:	Acquisition in Fee of lots for construction of ICF/MR home.
Source of Funding:	2005 G.O.Bonds
Owner:	Nicholas and Crystal Hirschy
SSC Report:	09-17-07. Jorgen Bailey summarized the transaction. Staff referred to Subcommittee-Committee for consent agenda.
SC Action:	09-24-07. Subcommittee approved the request as presented.
Further Approval Request:	Property was appraised at \$32,000.00. Request to pay negotiated price of \$35,200.00, which is 10% over the fair market value.
SSC Report:	01-14-08. Jorgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.
SC Action:	01-22-08. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

STATE BUILDING COMMISSION

**MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING**

- 1) Approved the Minutes of the Executive Subcommittee meetings held on December 4 and December 17, 2007.

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There being no further business, the meeting adjourned at 11:58 a.m.



## **CONSENT AGENDA**

A.

### **TENNESSEE BOARD OF REGENTS**

#### **LAND ITEM**

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Rutherford County: .275 +/- acres, 1803 E. Main Street, Murfreesboro, TN. -- Trans. No. 07-12-023 (AM)</u>
Purpose:	Acquisition in fee for future campus expansion per the Middle Tennessee State University Master Plan. The property will be rented until needed for future expansion.
Source of funding:	Land Acquisition Funds
Estimated Cost:	\$160,000.00
Owner(s):	Richard L. Daniello
SSC Report:	01-14-08. Jurgen Bailey summarized the transaction. Jerry Preston stated that this property will be rented until needed for future expansion. Staff referred to Sub-Committee for consent agenda.
SC Action:	01-22-08. Subcommittee approved the request as presented.

B.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Shelby County: 0.195 +/- acres, 3521 Wautauga Drive, Memphis, TN. -- Trans. No.07-10-016 (AM)</u>
Purpose:	Acquisition in fee for future campus expansion per the University of Memphis Master Plan.
Source of funding:	Land Acquisition Funds
Estimated Cost:	\$138,000.00 per appraisal
Owner(s):	Frank & Denise Baker
SSC Report:	01-14-08. Jurgen Bailey summarized the transaction. Jerry Preston stated that this property will be rented until needed for future expansion. Staff referred to Sub-Committee for consent agenda.
SC Action:	01-22-08. Subcommittee approved the request as presented.

C.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Shelby County: 0.286 +/- acres, 3581 Mynders Drive, Memphis, TN. -- Trans. No.07-10-019 (AM)</u>
Purpose:	Acquisition in fee for future campus expansion per the University of Memphis Master Plan.
Source of funding:	Local Funds / Land Acquisition Funds
Estimated Cost:	\$237,000.00 per appraisal
Owner(s):	William C. Heaslet
SSC Report:	01-14-08. Jurgen Bailey summarized the transaction. This property is part of the University of Memphis Master Plan. The building has been renovated and the lot improved. Finance & Administration staff has reviewed and approved the appraisal. Staff referred to Sub-Committee for consent agenda.
SC Action:	01-22-08. Subcommittee approved the request as presented.

D.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Shelby County: 0.170 +/- acres, 0 Brister Street, Memphis, TN. -- Trans. No.07-10-020 (AM)</u>
Purpose:	Acquisition in fee for future campus expansion per the University of Memphis Master Plan.
Source of funding:	Local Funds / Land Acquisition Funds
Estimated Cost:	\$73,500.00, per appraisal
Owner(s):	William C. Heaslet
SSC Report:	01-14-08. Jurgen Bailey summarized the transaction. Jerry Preston stated this property will be rented until needed for future expansion. Staff referred to Sub-Committee for consent agenda.
SC Action:	01-22-08. Subcommittee approved the request as presented.

E.

TENNESSEE BOARD OF REGENTS

LEASE ITEM

Review of a request for APPROVAL of the following LEASE AGREEMENT with WAIVER OF ADVERTISEMENT for the rental of the following real property.

Description: Shelby County: 5396 Mendenhall Mall, Memphis, TN. Trans. No. 08-01-900

Purpose: Continue to provide space in current location for Southwest Tennessee Community College's Southeast Center until programs can be moved to Nonconnah Center following it's completion in June 2009.

Term: August 1, 2008 to July 31, 2009 (1 year)

Proposed Amount: 41,679 Square Feet  
Annual Contract Rent: \$528,072.93 @\$12.67/sf  
Annual Utility Cost: \$ 58,350.60 @\$ 1.40/sf  
Annual Janitorial Cost: \$ 45,846.90 @ \$ 1.10/sf  
Total Annual Effective Cost: \$ 632,270.43 @\$15.17/sf

Current Amount: 41,679 Square Feet  
Annual Contract Rent: \$ 582,820.00 @\$13.98/sf  
Annual Utility Cost: \$ 58,350.60 @\$ 1.40/sf  
Annual Janitorial Cost: \$ 45,846.90 @ \$ 1.10/sf  
Total Annual Effective Cost: \$ 687,017.50 @\$16.48/sf

Lessor: Belz Investco

Comments: The College has leased this space since 1998 and as of Fall 2006 had a head count of 1,846 with a full time equivalent enrollment of 734 students. The facility is built out to suit the needs of the College, and temporarily moving the center would incur additional costs of approximately \$150,000.00.

SSC Report: 01-14-08. Bob King summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 01-22-08. Subcommittee approved the request as presented.

F.

**DEPARTMENT OF ENVIRONMENT & CONSERVATION**

**LAND ITEM**

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<b><u>Stewart County: 62.14 +/- acres, located in Dover, TN. --Trans. No. 07-12-020 (FB)</u></b>
Purpose:	Conservation easement to protect core battlefield property listed on the National Register of Historic Places for the Battle of Fort Donelson.
Source of Funding:	TDEC
Estimated Cost:	Gift
Owner(s):	Civil War Preservation Trust
SSC Report:	01-14-08. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	01-22-08. Subcommittee approved the request as presented.

G.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property WAIVER of ADVERTISEMENT & APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Hamilton County. 453.16 +/- acres known as Williams Island. -- Trans. No. 07-12-011 (FB)</u>
Purpose:	Request for renewal of lease.
Term:	Ten (10) years.
Lessee:	The Tennessee River Gorge Trust
Consideration:	Mutual benefit.
Comments:	TRGT has lease Williams Island since 1992. Request to renew the lease for ten (10) years with provision to add capital improvements such as an amphitheater, observation tower, toilet facilities, campsites, trail improvements, and boardwalks. Public access to the island would be improved with bank stabilization and boat docks as well as a pontoon boat to cross the river, which will increase educational and recreational opportunities.
SSC Report:	01-14-08. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	01-22-08. Subcommittee approved the request as presented.

H.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Blount County: 30 +/- acres located Maryville, TN. -- Trans. No. 07-12-010(RJ)</u>
Purpose:	Additional land will allow expansion of boat ramp and provide some minimum hunting opportunities.
Funding:	TWRA
Estimated Cost:	Gift
Owner(s):	Tennessee Valley Authority
SSC Report:	01-14-08. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	01-22-08. Subcommittee approved the request as presented.



I.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property WAIVER of APPRAISALS & ADVERTISEMENT as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Hamilton County: .017 +/- acres located in Soddy Daisy, TN. Trans. No. 07-12-012(RJ)</u>
Purpose:	To facilitate a new bridge location across Sale Creek.
Estimated Cost:	Grant
Grantee:	Claude Ramsey, Hamilton County Mayor
Comment:	Request for land to be disposed of as gift for public benefit.
SSC Report:	01-14-08. Jorgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	01-22-08. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

REGION 2 – WILLIAMSON COUNTY

- 1) Approved a project to **Demolish Three Structures** in College Grove, Williamson County, with work to be accomplished by force account labor, and concurrence by the Tennessee Historical Commission.

Estimated Project Cost:       **\$3,600.00**  
*SBC Project No.*               *220/018-01-2008*

Approved by: \_\_\_\_\_

M.D. Goetz, Jr., Commissioner  
Department of Finance and Administration